

June 14, 2016  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, June 14, 2016 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns  
Travis L. Brookens  
Shawn M. Corwell

Gregory Lambert  
Daniel Bachman  
Diann Weller  
Welton Fischer

Visitors: See list

The Chairman called the Meeting to order at approximately 7:00 P. M..

The Township Secretary informed the Board it appeared a total of three (3) Sealed Bids were received for the consideration of 89 Octane Gasoline and Ultra Low Sulphur Diesel. All three (3) bids were opened by the Secretary and given to the Chairman to be read aloud; then forwarded to the remaining Board Members and Township Solicitor for their review. The results of the bids received for 89 Octane Gasoline and Ultra Low Sulphur Diesel are as follows:

<b>Bidder's Name</b>	<b>Bid Price 89 Octane Gasoline (8,000 Gallons)</b>	<b>Bid Price - DIESEL (Ultra Low Sulphur) (30,000 Gallons)</b>
Leffler Energy	\$ 1.6737 FOB Plant \$ 1.8927 Delivered	\$ 1.6170 FOB Plant \$ 1.8927 Delivered
McCleary Oil Co.	\$ 1.658 Delivered	\$ 1.659 Delivered
Talley Petroleum	\$ 1.784 Delivered	\$ 1.6968 Delivered

Following review of all bids received, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to award the sealed bids for both 89 Octane Gasoline and Ultra Low Sulphur Diesel to McCleary Oil Company at their bid prices of \$1.658 and 1.659 per gallon delivered, respectively.

The Township Secretary informed the Board it appeared only one (1) Sealed Bid was received for consideration of #2 Fuel Oil. The Secretary opened the Bid and gave to the Chairman to be read aloud; then forwarded to remaining Board Members and Township Solicitor for their review. The result of that Bid was as follows:

<b>Bidder's Name</b>	<b>Bid Price (2,500 gals. – Unit price delivered as directed)</b>
McCleary Oil Co.	\$ 1.702

Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to award the sealed bid for #2 Fuel Oil to the sole bidder, McCleary Oil Company, at the unit price of \$1.702 per gallon.

The Township Secretary informed the Board that three (3) Sealed Bids were received for Bituminous Materials. The Secretary opened the Bids and handed each Bid to the Chairman to be read aloud; then forwarded to the remaining Board Members and Township Solicitor for their review. The results of those Bids are as follows:

Bidder's Name	Description	Unit Bid Price FOB Plant	TOTAL	Unit Bid Price Delivered at Job Site	TOTAL
New Enterprise Stone & Lime Co., Inc.	Cold Mix (25 ton)	116.00	2,900	NO BID	
	9.5 MM Superpave (9,500 ton)	48.00	456,000	NO BID	
	12.5 MM Superpave (500 ton)	48.00	24,000	NO BID	---
	25 MM Superpave (5,000 ton)	37.50	187,500	NO BID	
Pennsy Supply	Cold Mix (25 ton)	109.23	2,730.75	114.86	2,871.50
	9.5 MM Superpave (9,500 ton)	47.88	454,860	56.41	535,895
	12.5 MM Superpave (500 ton)	47.12	23,560	55.65	27,825
	25 MM Superpave (5,000 ton)	42.68	213,400	51.21	256,050
St. Thomas Dev. Inc.	Cold Mix (25 ton)	NO BID	--	NO BID	--
	9.5 MM Superpave (9,500 ton)	48.75	463,125	54.75	520,125
	12.5 MM Superpave (500 ton)	50.75	25,375	56.75	28,375
	25 MM Superpave (5,000 ton)	41.00	205,000	47.00	235,000

The Township Engineer stated he had attempted to gain access to the CoStars website for prices but was unable to (gain access). Some discussion ensued as to the types of materials that were bid as to usage and noted that CoStars could be utilized if it was found they were lower than the bid quotes received. The Solicitor inquired if the Township specifications stated they (Township) have to take a certain amount of materials and it was stated 'no'. Following review, consideration, and discussion, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to award the bids for Bituminous Materials as follows: Cold Mix, 9.5 MM Superpave, and 12.5 MM Superpave to Pennsy Supply at their quoted bid prices as noted; and, 25 MM Superpave to New Enterprise Stone & Lime Co., Inc. at their quoted bid prices as noted. All prices are quoted FOB Plan; no deliveries to 'Job Site'.

The Township Secretary informed the Board that three (3) Sealed Bids were received for Crushed Aggregate. The Secretary opened the Bids and handed each Bid to the Chairman to be read aloud; then forwarded to the remaining Board Members and Township Solicitor for their review. The results of those Bids are as follows:

(Continued on following page ...)

(Crushed Aggregate Bids as received)

Item #	Bid Item	UNIT PRICE		UNIT PRICE		UNIT PRICE	
		FOB PLANT	DELIVER JOB SITE	FOB PLANT	DELIVER JOB SITE	FOB PLANT	DELIVER JOB SITE
		<b>New Enterprise Stone &amp; Lime Co., Inc.</b>		<b>Pennsy Supply</b>		<b>St. Thomas Dev. Inc</b>	
1	No. 8 500 Ton	11.65	14.98	10.87	16.50	9.00	13.00
2	No. 2-A 8,000 Ton	6.00	9.33	6.36	11.99	6.15	10.15
3	Penn #1 200 Ton	8.95	12.08	9.65	15.28	9.00	13.00
4	1/4" Clean 200 Ton	16.00	19.33	NO BID	NO BID	NO BID	NO BID
5	Anti-Skid 12,000 Ton	14.00	17.23	9.65	15.28	NO BID	NO BID
6	#57 1,000 Ton	9.25	12.58	9.70	15.33	9.00	13.00

Following review, consideration, and discussion, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to award the bids for Crushed Aggregate as follows: No. 8- St. Thomas Dev. \$9.00/\$13.00; No. 2-A – New Enterprise \$6.00/\$9.33; Penn #1 – New Enterprise \$8.95/\$12.08; 1/4" Clean – New Enterprise \$16.00/\$19.33; Anti-Skid – Pennsy Supply \$9.65/\$15.28; and, #57 – New Enterprise \$9.25/\$12.58.

The Township Secretary informed the Board it appeared only one (1) Sealed Bid was received for *Excavation Equipment for Earthmoving Activities and Construction at Township Park*. The Secretary opened the Bid and handed to the Chairman to be read aloud; then forwarded to the remaining Board Members and Township Solicitor for their review. The result of that Bid is as follows:

Item #	Bid Item	David H Martin Excavating	
		WITH	WITHOUT
1	D8 Dozer w/Ripper 200 +/- hrs	\$160 / hr	\$143 / hr
2	963 Track Loader 200 +/- hrs	\$136 / hr	\$119 / hr
3	(1) Off-road Hauler 200 +/- hrs	\$140 / hr	\$123 / hr
4	D6T Dozer w/GPS Laser Control 200 +/- hrs	\$160 / hr	\$143 / hr
5	330 Hose w/Breaker 200 +/- hrs	\$261 / hr	\$244 / hr
6	330 Hoe 200 +/- hrs	\$148 / hr	\$131 / hr
7	(1) Track Drill 200 +/- hrs	\$182 / hr	\$165 / hr
8	Grader w/GPS Laser Control 200 +/- hrs	\$141 / hr	\$124 / hr

Following review and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to award the Sealed Bid for *Excavation Equipment for Earthmoving Activities and Construction at Township Park* to the sole bidder, David H. Martin Excavating, Inc. as presented.

The Minutes of the Regular Meeting held May 24, 2016 shall stand approved as presented and become part of the official record.

There was no public comment offered at this Meeting.

Supervisor Corwell presented a request to schedule a public hearing to change the name of the road known as Grandpoint Road Extended to Fox Hill Drive. In addition, it would also be to confirm the continued applicability of speed limits and stop intersections at the appropriate points under the new name. He stated the 9-1-1 Center had some issues with addressing and confusion that arose during a recent ambulance call. It is imperative to get EMS quickly and without problems so he spoke with the 9-1-1 Center and County Planning Commission noting it would be easier to change Grandpoint to Fox Hill. Contact was made with most of the current seven (7) homeowners and there was no negative response from them stating they desired to have prompt service. Therefore, a public hearing would need to be scheduled to consider an ordinance for the name change; the Solicitor stated it would be best to place all matters into one ordinance rather than a separate ordinance for the name change and another for the speed limit/stop intersections. Supervisor Corwell noted the letter that was mailed to the residents which informed them of the effective date in July. Following review and discussion, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to schedule and authorize the advertisement of a public hearing for the ordinance to change the name of the road known as Grandpoint Road Extended to Fox Hill Drive and to confirm continued applicability of speed limits and stop intersections at the appropriate points under the new name to be held Tuesday, July 12, 2016, at 7:00 P.M., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Supervisor Brookens presented a request for sealed bids for the Township Park playground project noting that YSM (Landscape Architects) has been working on the former Knouse building. The project will include some playground and fitness equipment and future bathroom facilities. The first phase will be earthwork grading, curbing and some sidewalk work; some of the playground equipment to be installed has already been purchased and requested that bids be taken at the July 12 Regular Meeting. Following review and discussion, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to schedule the receipt of sealed bids for the Township Park playground project to be received Tuesday, July 12, 2016, at the Township Municipal Building, no later than 3:00 P.M., prevailing time, and then opened and read aloud at the Regular Meeting at 7:00 P.M., prevailing time, July 12, 2016, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

The Chairman noted the Township was planning to add another set of bathrooms at the Township Park, were waiting on the Building Permit, and ready to proceed. He noted that all block and concrete work will be performed by Township forces. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to advertise for the receipt of sealed bids for masonry and concrete for Park bathrooms to be received July 12, 2016, at the Greene Township offices no later than 3:00 P.M., prevailing time; then to be opened and read aloud at the Regular Meeting at 7:00 P.M., prevailing time, that same date, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

The Township Engineer informed the Board that he had received a request from Mr. Tom Mongold, on behalf of Divinity Homes, to have the bond for Scotland Run Development reduced. The Township currently holds a bond in the amount of \$58,740; \$25,740 for required stormwater improvements, and, \$33,000 for the installation of sidewalks. The Engineer stated that in Mr. Mongold's correspondence he requested the bond be reduced (1) \$25,740 because the stormwater improvements had been completed, and (2) alternative way(s) to handle the remaining \$33,000 regarding sidewalks because it could be many years before Divinity or other builders would finish the remaining properties. Mr. Mongold stated that rather than installing the sidewalks and having to tear up later for construction, he requested the Township accept another means of handling this portion of the bond versus renewing the remaining amount via bond for multiple years. The Engineer stated that all stormwater work has been completed, therefore, he would recommend the current bond be reduced \$25,740. However, the development seems very slow with construction and it would be difficult to install sidewalks now or at once before construction of homes is completed. Discussion ensued regarding various ways of handling the bonding for the sidewalks. The Solicitor noted in the Borough (of Chambersburg) it is very common that sidewalks be waived as part of construction in situations similar to this and then required they be installed when construction completed and have paid a type of fee in lieu of a bond. Supervisor Brookens asked the Solicitor if the Borough had experienced any situations where the plan never got developed and sometime in the future sidewalks were required and how they resolved having the sidewalks installed particularly if the developer was out of the picture. The Solicitor stated the Borough Code gives them the right to require sidewalks and a separate resolution in the Borough that can require sidewalks to the effect there be sufficient grading that no grading is required in the future and the Borough reserves the right to require sidewalk installation if adjacent landowner is required to install if it so deems necessary. The Solicitor stated the Borough has not had a problem to date and they do not always give that option. Supervisor Brookens commented that if there was a problem with the renewal of a Letter of Credit, perhaps cash could be posted to the Board instead. Supervisor Corwell noted the correspondence received stated it could take many years for construction of the duplexes and the ramifications of that alone. The Solicitor stated the requirement to install sidewalks should be at the time of the land use permit application and not at the time of occupancy in order to give the landowner or developer time to install the sidewalk by being put on notice. The Solicitor also noted the Borough requires two years minimum on Letters of Credit. The Chairman asked the Engineer how many lots were still available in the development and the Engineer noted about eight on the north side which would make the development about 60-70% built out at this time. Supervisor Brookens inquired as to who

sets the time frame for Letters of Credit and the Solicitor stated the municipality requires and the local banks usually will work with what is required. Discussion ensued as to posting of cash, tracking it, how to handle administratively, and in years to come. There was also discussion on temporary provisions to install some type of sidewalk with a different type of material being used. The Solicitor commented that installation of sidewalk could be made a condition of the land use permit issuance. The Zoning Officer stated that one of the items that are checked during an inspection is the sidewalk to ensure there is no damage and if so then it would have to be fixed before the occupancy permit would be issued. The Chairman noted this situation is different from what the Solicitor was referring to in that these are individual lots and not an entire new development. The Solicitor stated the Board may then want to require this developer to install sidewalks within a certain timeframe and bond. The Engineer inquired what prompted sidewalks and the Zoning Officer stated that prior to the ordinance it was based on density. Following a lengthy discussion and review of this request, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to grant the reduction of bond for Scotland Run Development, Divinity Homes, for the stormwater in the amount of \$25,740 and retain a sidewalk bond in the amount of \$33,000.

The Township Engineer presented a request for refund of plan review escrow for Thomasville Properties 12-lot Preliminary Subdivision Plan, Project #15-002; Plan has been approved. An original escrow of \$1,600 was submitted and received; \$863 has been expended in fees; recommend a retainage of \$500; would recommend release of partial refund in the amount of \$237; check made payable to Thomasville Properties, Inc.. The Engineer noted the requested retainage of \$500 would be for stormwater facilities inspection. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to grant the request for refund of plan review escrow for Thomasville Properties 12-lot Preliminary Subdivision Plan, Project #15-002, in the amount of \$237 and the Township will retain \$500 for future stormwater inspection; check to be made payable to Thomasville Properties, Inc..

The Township Secretary presented proposed Township **Resolution No. 13-2016** that listed certain Township records for disposition; Resolution was reviewed by the Township Solicitor with no comment; disposition follows guidelines of the *Municipal Records Manual* as issued by the Pennsylvania Historical and Museum Commission. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 13-2016** for the disposition of certain Township records as presented.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly Report for May 2016 and shall become part of the official record.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report (May 2016) with Board Members. Following review it was consensus of the Board to accept the Report as presented.

The Zoning Officer presented a 1-lot Final Land Development Plan for Fleagle's Painting, LLC; property located along Black Gap Road in the R-1 (Low Density) residential zoning district; propose construction of three-sided enclosed and one side opened garage for company vehicle storage. The ZO stated a note had been placed on the plan of two previous concerns; namely, if the building were ever closed in the future it would be subject to all Township rules and regulations; and, the parking spaces indicated are reserved for employee parking only. He reviewed the *Approval Checklist*, a copy of which each Board Member received for their review and information as follows: Franklin County Planning Commission – reviewed with no comment (3.10.16); Franklin County Conservation District – noted as 'adequate' (5.2.16); Township Planner – reviewed revised plan and previous comments have been addressed and have no additional comments; Township Engineer – reviewed revised plan and approved the corrected parking scheme and would recommend approval contingent to posting of \$6,700 stormwater bond; Greene Township Planning Commission – reviewed at their meeting of May 9, 2016 and recommended approval subject to the posting of a traffic impact fee if needed and posting of a stormwater bond in the amount of \$6,700. There being no further comments offered by the Zoning Officer, Engineer, or Board Members, and following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Fleagle's Painting, LLC 1-lot Final Land Development Plan with condition that a stormwater bond of \$6,700 be posted.

The Zoning Officer presented a 1-lot Final Subdivision/Lot Addition Plan for Chambersburg Hospital/Gabler; property located adjacent to Parkwood Drive in the TC (Transitional Commercial) zoning district. He noted that Parcel B had been severed from a larger parcel due to the construction of the new, proposed construction of Parkwood Drive and was located next to the Township/Borough of Chambersburg boundary line. The parcel is to be conveyed as a lot addition to Chambersburg Hospital from the Gablers' with no construction planned at this time. He reviewed the *Approval Checklist*, a copy of which each Board Member received for their review and information as follows: Franklin County Planning Commission – reviewed with no comment (6.10.16); Sewage Enforcement Officer – non-building waivers forwarded to PA DEP (6.14.16); Township Planner reviewed revised plan and pending receipt of approval of the non-building waivers, all comments have been addressed and appear to comply with all applicable Township subdivision requirements (6.10.16); Township Engineer - reviewed plan and found it to comply with township Subdivision Ordinance, therefore, would recommend approval (6.14.16); staff reviewed the plan on behalf of the Township Planning Commission and would recommend approval as presented (6.14.16). Following review and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Chambersburg Hospital/Gabler 1-lot Final Subdivision/Lot Addition Plan as presented.

Supervisor Brookens, Director of Parks and Recreation, informed remaining Board Members that the three current co-op students that had been working at the Park part-time during the school year graduated (this year) and would continue to utilize them during the summer for park maintenance and recommended placing them on as full-time seasonal

employees (at the Park) and increase their rate of pay to \$9.00 per hour retroactive to June 1. He noted the students, Hunter Brindle, Ian Patterson, and John Shupp, will work until it is time to leave for college in late August. On a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to hire full-time seasonal employees for the Township Park, being Hunter Brindle, Ian Patterson, and John Shupp, at a rate of \$9.00 per hour retroactive to June 1.

The Township Solicitor had no further comment to offer at this Meeting.

On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 24276 through 24311, six credit card payments, inclusive, to be paid from the General Fund; Check Numbers 3268 through 3270 and one online pay, inclusive, to be paid from the Liquid Fuels Fund; and, Check Numbers 2082 and 2083 to be paid from the Electric Light Fund.

At this time, approximately 8:25 P.M., the Board exited from the Regular Meeting and went into Executive Session to discuss personnel matters.

The Board returned from Executive Session to the Regular Meeting at approximately 8:45 P.M. and stated there would be no action taken at this time.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:46 P.M..

Respectfully submitted,

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Secretary